

## **BOARD OF ZONING APPEALS AGENDA APRIL 13, 2016**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **April 13, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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### ***Administrative Items***

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#### **Staff/Action**

- 9:00 A.M. SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028). (*Admin. moved from 1/13/16 at appl. req.*)
- S.C. Williams  
*Admin.*  
*Moved to*  
*7/13/16 at*  
*appl. req.*
- 9:00 A.M. JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). (*Admin. moved from 1/13/16 at appl. req.*)
- S.C. Williams  
*Admin.*  
*Moved to*  
*7/13/16 at*  
*appl. req.*
- 9:00 A.M. PAGE 6660 ARLINGTON BOULEVARD, LLC, A 2013-PR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has expanded and is operating a use on property in the C-5 and H-C Districts without site plan or Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 6660 Arlington Blvd., Falls Church, 22042 on approx. 23,989 sq. ft. of land zoned C-5 and H-C. Providence District. Tax Map 50-4 ((1)) 25. (*Admin. moved from 10/2/13, 2/12/14, 3/19/14, 8/6/14, 4/22/15 and 10/21/15 at appl. req.*)
- C.S. Belgin  
*Admin.*  
*Moved to*  
*9/28/16 at*  
*appl. req.*

**Public Hearings**

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- 9:00 A.M. TRUSTEES OF SHILOH BAPTIST CHURCH, SPA 83-V-090-02 Appl. under Sect. 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. *(Admin. moved from 5/8/13 at appl. req.) (Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.) (Admin. moved from 11/18/15 at appl. req.) (Deferred from 12/2/15 at appl. req.) (Admin. moved from 2/3/16 at appl. req.)*
- S. E. Williams  
*Indefinitely  
Deferred at  
appl. req.*
- 9:00 A.M. PHILIP W. SCOFIELD & EVA L. SCOFIELD, SP 2016-LE-004 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on errors in building locations to permit an accessory storage structure to remain 1.0 ft. from a side lot line and 0.5 ft. from a rear lot line, and to permit an enclosed front porch to remain 14.8 ft. from a front lot line. Located at 7215 Beverly Park Dr., Springfield, 22150, on approx. 3,340 sq. ft. of land zoned R-5. Lee District. Tax Map 90-3 ((10)) 30.
- S. E. Williams  
Approved
- 9:00 A.M. HALA GHANNAM, SP 2016-PR-005 Appl. under Sect. 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 14.3 ft. from a rear lot line. Located at 10462 White Granite Ct., Oakton, 22124, on approx. 2,739 sq. ft. of land zoned R-20. Providence District. Tax Map 47-4 ((12)) 15A.
- K. Posusney  
Denied

**JOHN F. RIBBLE III, CHAIRMAN**